

**SITE PLAN COMMITTEE  
MARCH 11, 2003**

**1. ROLL CALL**

The meeting was called to order at 4:07 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, and Sam Engel, Jr. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting. Michael Crowley was absent.

**2. SITE PLANS**

**2.1 SP 10-4-02, Outback Steak House, 14830 Griffin Road (County PUD) (tabled from February 11, 2003)**

Jerry Zamora, Jamie Butler and Casey Rockerman, representing the applicant, were present. The Committee deferred the reading of the planning report to the applicant's presentation on the changes that had been made subsequent to the last meeting. The applicant complied with the following recommendations: a floor plan had been provided, elevations matched the site design, landscape plantings were of materials approved for use in the Town's Western Theme District and windows were added to the elevation which faced Griffin Road. Mr. Engel indicated concern that the mechanical equipment on the roof would be visible. Mr. Butler responded that the parapet would hide the apparatus from ground level views. He added that he would provide a visual perspective as one had been made for this project.

A lengthy discussion was devoted to the prospect of rotating the building so that the front faced north. Since the applicant believed doing that was not in the best interest of their business, he agreed to several concessions in order to have the rear of the building be aesthetically pleasing when viewed from Griffin Road. Also addressed were the concerns Committee members had regarding ample waiting area for patrons. Vice-Chair Aucamp discussed various aspects of the landscape plan with Ms. Rockerman who was the landscape architect for this project.

Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on staff's report and comments and subject to the following conditions: 1) that the architecture on the north side of the building match that on the south side of the building including a gable roof over the north door to match the "take away" door; 2) that there be columns similar to the front; 3) revise the landscape plan to match the front with low plant material shrubbery with accent pieces; 4) to add railings between the columns on the north side of the building; 5) to submit proof that the a/c units would be screened from view by the mansard roof; and 6) to add an additional window on the west side of the north elevation. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - no; Mr. Crowley - absent; Mr. Engel - yes. **(Motion carried 3-1)**

**2.2 SP 10-5-02, Pine Island Homes, 8601 Orange Drive (B-2) (tabled from February 25, 2003)**

Dennis Mele, Bill Duffey and Erick Valle, representing the petitioner, were present. Ms. Aitken inquired if the applicant had complied with the list of recommendations made by staff. Ms. Nolan indicated that they had with only two conditions remaining.

Using an aerial, a site plan rendering and charts, Mr. Mele pointed out the stabilized green area around the wetlands and the interior sidewalks. He updated the Committee on the status of his variance requests.



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Mr. Valle displayed a rendering showing a cross-section of the streetscape and clarified how the floor plans with recessed garages and trellises promoted traditional neighborhood design with public space. Chair Evans pointed out that vehicles parked beyond the sidewalks would destroy the whole effect. Mr. Mele indicated that the homeowner's documents would specify that vehicles would not be allowed to park on sidewalks. He advised that the site plan was consistent with the agreement letter with Westbrook.

The gas station site plan was discussed at length with Mr. Duffy providing sample colors, diagrams and renderings to better clarify the project. Chair Evans took issue with the lack of detail to indicate depth of the reveals on the building. The Committee expressed the desire to have the color selection and architecture match the residential community as much as possible. It was agreed that green railings, columns, canopies and a hip roof should be added and the technicalities were discussed. Also addressed was the installation of sidewalks from the residential community into the gas station on the east and west.

Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on the following conditions: 1) to conform to the architectural changes to the gas station as set forth in the discussion and to be reviewed by Chair Evans prior to the Town Council meeting by faxing the changes to staff prior to Thursday [March 13th] by 9:00 a.m., to include the color selection, the additional columns, the widening of the canopy, the fascia, etcetera; 2) to add two sidewalks by the gas station, one off Pine Island Road and the second as discussed; and 3) that the homeowners' documents specifically state that vehicles were not to be parked on sidewalks. It should also be noted in the motion that Vice-Chair Aucamp opined that the planting of Eureka Palms on the north wall would create serious problems in the future. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - absent; Mr. Engel - yes. **(Motion carried 4-0)**

**3. OLD BUSINESS**

There was no old business discussed.

**4. NEW BUSINESS**

There was no new business discussed.

**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**6. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 6:06 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member

